

Liggins, Shirley

From: Eckard, Sharon
Sent: Thursday, January 28, 2016 10:38 AM
To: Bateson, James; Jesneck, Charlotte; Caulk, Kim; Qi, Qu; Doorn, Peter; Alexander, Delonda; Walch, John; Mccarty, Bud; Woosley, Julie; Siedlecki, Mary; Jackson, Vance; Davies, Robert; Kromm, Carin; Lown, David; Lorscheider, Ellen; Mussler, Ed; Barnhardt, Art; Marks, Cheryl; Zimmerman, Jay; Bolich, Rick; Aja, Deborah; Basinger, Corey; Day, Collin; Knight, Sherri; Phelps, Michael
Cc: Liggins, Shirley; Nicholson, Bruce; Scott, Michael; Culpepper, Linda; Kritzer, Jamie
Subject: Initial Notification of a Brownfields Property Application - Winston-Salem

To DEQ Cleanup Programs:

This is an internal courtesy notice to inform your program that the DEQ Brownfields Program has received a Brownfields Property Application submitted by Grubb Management, Inc. as the Prospective Developer (PD) seeking entry into the Brownfields Program for the following property:

Site Name: 500 W 5th

City/County/Zip: Winston-Salem/Forsyth/27101

BF Project Number: 20008-16-34

Tax ID and Addresses:

Parcel ID	Address
6835-07-8198.00	500 W 5 th Street
6835-07-9068.00	418 N Spruce Street
6835-06-9978.00	501 W 4 th Street
6835-06-6937.00	601 W 4 th Street
6835-07-7203.00	W 5 th Street
6835-07-6222.00	W 5 th Street

AKA: (Give other regulatory site name(s), if applicable):

Known Identifying Numbers from: e.g. APS, DWQ, UST, SF, HW

NCD#: UST # 8943 & 30480

GW Incident #: none

Others? None

Map link: <https://goo.gl/maps/xLmkmfv4fwK2>

The past use of this property includes three commercial buildings, former residential, religious, tobacco, and automotive uses, including a former gasoline station dating back to the 1950s. Current use for a portion of the property includes a parking deck with commercial/retail space. Planned reuse is for a mixed use including high density residential and commercial/retail.

We are now evaluating Grubb Management, Inc., and the subject property for eligibility for entry into the Brownfields Program. Under the Brownfields Property Reuse Act, only entities that did not cause or contribute to the contamination at the property are eligible to enter the program. The applicant PD listed below have asserted that: 1) they have not caused or contributed to the contamination at the property, and 2) they have substantially complied with laws, regulations, and rules for the protection of the environment. If

you have any information to suggest otherwise, please provide that information to me at sharon.eckard@ncdenr.gov or 919-707-8379 by February 5, 2016.

Information regarding the applicant PD is as follows:

Clay Grubb

Representative: Jonathan Nance

Grubb Management, Inc.

4601 Park Road, Ste. 450

Charlotte, NC, 28209

704-372-5616 phone

704-372-9882 fax

inance@grubbproperties.com

<http://www.grubbproperties.com>

PD Contact

William W. Toole

Robinson, Bradshaw and Hinson, PA

101 N. Tryon Street, Ste. 1900

Charlotte, NC 28246

704-377-8373 phone

704-373-3973 fax

wtoole@rbh.com

A Brownfields Agreement (BFA) has no legal effect on your agency's authority to regulate or enforce against any and all parties who caused or contributed to the contamination at the property. In fact, the BFA will require the developer to provide access to the property to any party doing work under any DEQ program.

A BFA provides liability protection only to a non-causative redeveloper of the property. The developer will be required to make the property safe for its intended re-use. Cleanup to unrestricted use standards will not be required unless deemed necessary based on the developer's proposed use of the property. Furthermore, the BFA will not change the developer's responsibility to obtain any and all DEQ permits (e.g. storm water, sediment control, NPDES, etc.) as required under applicable law.

If you have any questions, please don't hesitate to contact me.

Thank you,

Sharon Poissant Eckard, PG

Eastern District Supervisor

Division of Waste Management – Brownfields Program

NC Department of Environmental Quality

919.707.8379 direct line & fax

sharon.eckard@ncdenr.gov

217 W. Jones Street

1646 Mail Service Center

Raleigh, NC 27699-1646



Nothing Compares

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